In answer to numerous inquiries we will explain the method used to make the population estimates published quarterly in these bulletins.

Through use of building permits for new dwellings, moves, alterations, etc., and the 1940 Federal Census data, a running total of dwelling units is kept for every statistical area. Generally, ninety days is allowed as construction time between the issuance of a permit for a new dwelling and its completion.

The population at any date may be estimated by using the formula T × O × R = Population where "T" is the total dwelling units, "O" the percent of units occupied ("O" = 100% less the percentage of vacant units), and "R" is the average number of persons living in an average occupied dwelling unit.

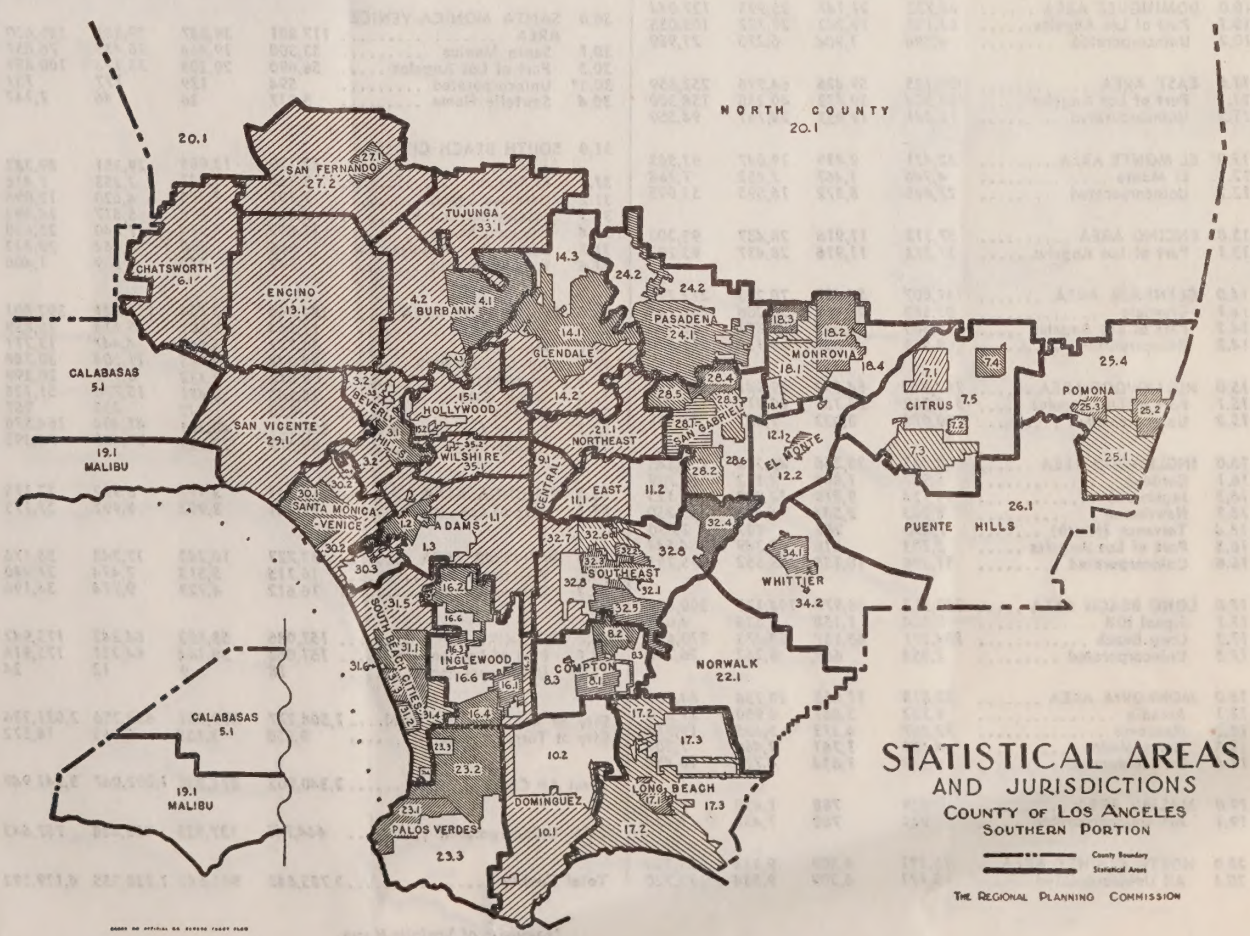
"O" and "R" in the formula, differing for every area, are subject to constant change and must be revised from time to time. Originally they were taken from the 1940 census and have since been revised in the light of special census data made from 1944 to the present. In 1940, among the cities only, "O" ranged from a low of 20.98% in Avalon to a high of 96.93% in El Monte with the county average being 93.0%. The tremendous influx of population for which dwellings were not always available caused an increase in "O" until a small percentage of vacant units were left. The same population increase coupled with a soaring birth rate and a decrease in available housing caused "R" generally to increase. In 1940 "R" ranged from 2.77 in Covina to 3.75 in La Verne with a County average of 3.10 persons per occupied unit.

Many refinements might be made in the system but the work involved does not seem to justify the slight increase in accuracy. A progress check during the period between issuance of a building permit and completion of the dwelling is a refinement which has been studied and introduced into the system because many large building projects have been started. For example, the Metropolitan Life Insurance project at Parklabrea of 2700 units and Kaiser Homes' development in San Fernando Valley, among others, are being checked quarterly to get the correct number of units actually ready for occupancy in that quarter before we enter them into the calculations.

It should be noted that the dwelling unit method theoretically is open to a greater error when dealing with a small section of the county than it would be for a larger portion or even the complete county.

The accuracy of the aforementioned method is best shown by its results compared to official U. S. Census population figures gathered by actual enumeration. During 1948 seven cities in Los Angeles County had special censuses taken resulting in a combined total population for the seven of 131,920. The Regional Planning Commission total for the same cities was 132,498, or 0.44 per cent high. In five out of the seven cities our error was 3.7 per cent or less compared to the census totals. During 1947 nineteen cities had special censuses made for a total combined population of 384,563 compared to The Planning Commission total of 386,510 or an error of 0.51 per cent. Thirteen of the nineteen cities had enumerated counts within 4.0 per cent of those made by the building permit method.

Consequently, it is felt that the method used has great merit and with more refinements it is hoped that the present accuracy can be even further improved.



JS96
L7cr. po
no. 29

THE REGIONAL PLANNING COMMISSION—COUNTY OF LOS ANGELES
108 West Second St., Los Angeles, California
Arthur H. Adams, Director of Planning

POPULATION AND DWELLING UNITS

Item No.	Statistical Area and Jurisdiction	Population Apr. 1940	Dwelling Units Apr. 1940	Dwelling Units Oct., 1948	Estimated Population Jan., 1949
1.0	ADAMS AREA	333,560	116,365	137,117	409,953
1.1	Part of Los Angeles	317,868	111,183	127,259	379,557
1.2	Culver City	8,976	2,948	5,723	17,740
1.3	Unincorporated	6,716	2,234	4,135	12,656
2.0	AVALON AREA	1,933	2,875	2,929	2,262
2.1	Avalon	1,637	2,688	2,727	2,032
2.2	Unincorporated	296	187	202	230
3.0	BEVERLY HILLS AREA	50,653	17,994	25,176	71,976
3.1	Beverly Hills	26,823	9,328	11,031	29,766
3.2	Part of Los Angeles	23,818	8,662	14,141	42,198
3.3	Unincorporated	12	4	4	12
4.0	BURBANK AREA	77,516	25,589	56,735	183,041
4.1	Burbank	34,337	11,130	24,661	78,579
4.2	Part of Los Angeles	43,168	14,455	32,063	104,432
4.3	Unincorporated	11	4	11	30
5.0	CALABASAS AREA	2,041	1,695	2,097	3,723
5.1	All Unincorporated	2,041	1,695	2,097	3,723
6.0	CHATSWORTH AREA	7,488	2,446	4,765	15,549
6.1	Part of Los Angeles	7,488	2,446	4,765	15,549
7.0	CITRUS AREA	22,475	7,107	12,971	41,035
7.1	Azusa	5,209	1,476	2,891	9,857
7.2	Covina	3,049	1,160	1,400	3,778
7.3	West Covina	1,072	392	1,084	3,346
7.4	Glendora	2,822	996	1,238	3,657
7.5	Unincorporated	10,323	3,083	6,358	20,397
8.0	COMPTON AREA	48,679	14,792	33,871	113,937
8.1	Compton	16,198	5,118	12,963	43,103
8.2	Lynwood	10,982	3,418	7,511	24,539
8.3	Unincorporated	21,499	6,256	13,397	46,295
9.0	CENTRAL AREA	133,351	58,374	53,486	147,526
9.1	Part of Los Angeles	133,351	58,374	53,486	147,526
10.0	DOMINGUEZ AREA	68,732	21,147	35,995	127,044
10.1	Part of Los Angeles	62,136	19,243	29,722	105,055
10.2	Unincorporated	6,596	1,904	6,273	21,989
11.0	EAST AREA	209,125	59,426	64,996	252,859
11.1	Part of Los Angeles	137,584	39,473	40,235	158,300
11.2	Unincorporated	71,541	19,953	24,761	94,559
12.0	EL MONTE AREA	32,431	9,839	19,047	62,863
12.1	El Monte	4,746	1,467	2,452	7,768
12.2	Unincorporated	27,685	8,372	16,595	55,095
13.0	ENCINO AREA	37,312	11,916	28,437	95,203
13.1	Part of Los Angeles	37,312	11,916	28,437	95,203
14.0	GLENDALE AREA	161,607	54,407	70,273	212,170
14.1	Glendale	82,582	27,487	34,266	104,744
14.2	Part of Los Angeles	70,500	24,083	29,877	88,906
14.3	Unincorporated	8,525	2,837	6,130	18,520
15.0	HOLLYWOOD AREA	162,340	64,139	69,941	184,794
15.1	Part of Los Angeles	142,262	56,107	60,914	160,975
15.2	Unincorporated	20,078	8,032	9,027	23,819
16.0	INGLEWOOD AREA	78,785	25,266	49,284	157,343
16.1	Gardena	5,909	1,808	4,132	13,739
16.2	Inglewood	30,114	9,819	14,908	45,125
16.3	Hawthorne	8,263	2,582	4,606	15,250
16.4	Torrance (North)	1,090	286	737	2,890
16.5	Part of Los Angeles	2,103	616	1,349	4,544
16.6	Unincorporated	31,306	10,155	23,552	75,795
17.0	LONG BEACH AREA	169,513	66,977	104,171	300,834
17.1	Signal Hill	3,184	1,158	1,436	4,051
17.2	Long Beach	164,271	65,137	94,473	270,683
17.3	Unincorporated	2,058	682	8,262	26,100
18.0	MONROVIA AREA	32,813	11,055	20,756	64,888
18.1	Arcadia	9,122	3,081	6,950	21,310
18.2	Monrovia	12,807	4,373	6,635	19,918
18.3	Sierra Madre	4,581	1,767	2,460	7,202
18.4	Unincorporated	6,303	1,834	4,711	16,458
19.0	MALIBU AREA	929	788	1,430	1,734
19.1	All Unincorporated	929	788	1,430	1,734
20.0	NORTH COUNTY AREA	15,171	6,309	9,534	23,720
20.1	All Unincorporated	15,171	6,309	9,534	23,720
21.0	NORTH EAST AREA	155,682	53,720	55,071	170,558
21.1	Part of Los Angeles	155,682	53,720	55,071	170,558
22.0	NORWALK AREA	45,913	12,119	25,254	92,924
22.1	All Unincorporated	45,913	12,119	25,254	92,924
23.0	PALOS VERDES AREA	16,663	5,280	9,177	28,852
23.1	Palos Verdes Estates	987	318	612	1,954
23.2	Torrance (South)	8,860	2,869	5,126	15,682
23.3	Unincorporated	6,816	2,093	3,439	11,216
24.0	PASADENA AREA	117,617	40,836	50,278	157,361
24.1	Pasadena	81,864	29,156	35,311	110,455
24.2	Unincorporated	35,753	11,680	14,967	46,906
25.0	POMONA AREA	34,639	11,380	16,196	49,334
25.1	Pomona	23,539	7,879	11,470	34,319
25.2	Claremont	3,057	1,099	1,676	4,375
25.3	La Verne	3,092	855	1,149	4,140
25.4	Unincorporated	4,951	1,547	1,901	6,500
26.0	PUENTE HILLS AREA	9,065	2,376	4,208	17,013
26.1	All Unincorporated	9,065	2,376	4,208	17,013
27.0	SAN FERNANDO AREA	21,886	6,028	12,758	47,361
27.1	San Fernando	9,094	2,632	3,550	13,002
27.2	Part of Los Angeles	12,792	3,396	9,208	34,359
28.0	SAN GABRIEL AREA	100,448	32,764	48,348	151,035
28.1	Alhambra	38,935	13,310	17,324	52,518
28.2	Monterey Park	8,531	2,808	5,351	16,399
28.3	San Gabriel	11,867	3,524	5,933	20,183
28.4	San Marino	8,175	2,311	3,386	10,880
28.5	South Pasadena	14,356	5,036	6,113	18,006
28.6	Unincorporated	18,584	5,775	10,241	33,049
29.0	SAN VICENTE AREA	7,737	2,478	4,462	15,694
29.1	Part of Los Angeles	7,737	2,478	4,462	15,694
30.0	SANTA MONICA-VENICE AREA	117,801	39,847	59,837	185,630
30.1	Santa Monica	53,500	19,464	26,436	76,857
30.2	Part of Los Angeles	58,690	20,208	33,178	100,889
30.3*	Unincorporated	594	139	177	737
30.4	Sawtelle Home	5,017	36	46	7,147
31.0	SOUTH BEACH CITIES AREA	32,120	13,086	29,351	89,282
31.1	El Segundo	3,738	1,187	2,253	7,416
31.2	Hermosa Beach	7,197	3,384	4,620	12,096
31.3	Manhattan Beach	6,398	2,836	5,617	14,892
31.4	Redondo Beach	13,092	4,914	7,840	23,650
31.5	Part of Los Angeles	946	394	8,462	29,822
31.6	Unincorporated	749	371	559	1,406
32.0	SOUTH EAST AREA	284,564	90,734	120,121	392,801
32.1	Bell	11,264	3,501	5,113	15,859
32.2	Maywood	10,731	3,540	4,447	13,711
32.3	Huntington Park	28,648	10,045	11,504	30,780
32.4	Montebello	8,016	2,432	6,191	20,399
32.5	South Gate	26,945	8,471	15,776	51,126
32.6	Vernon	850	242	255	957
32.7	Part of Los Angeles	128,531	40,371	47,404	164,576
32.8	Unincorporated	69,579	22,132	29,431	95,393
33.0	TUJUNGA AREA	11,241	3,992	8,992	27,175
33.1	Part of Los Angeles	11,241	3,992	8,992	27,175
34.0	WHITTIER AREA	32,727	10,242	17,248	56,176
34.1	Whittier	16,115	5,513	7,474	21,980
34.2	Unincorporated	16,612	4,729	9,774	34,196
35.0	WILSHIRE AREA	151,086	58,153	64,243	175,942
35.1	Part of Los Angeles	151,068	58,144	64,231	175,918
35.2	Unincorporated	18	9	12	24
	City of Los Angeles—Total	1,504,277	529,261	653,256	2,021,236
	City of Torrance—Total	9,950	3,155	5,863	18,572
	Total All Cities	2,340,902	824,206	1,092,067	3,341,949
	Total Unincorporated	444,741	137,335	236,488	787,643
	Total County	2,785,643	961,541	1,328,555	4,129,592

*Exclusive of Sawtelle Home.

BUREAU OF PUBLIC ADMINISTRATION
LIBRARY
MAR 3 - 1949
UNIVERSITY OF CALIFORNIA

The data for Gardena and Montebello reflect adjustments due to special censuses made during May and July, 1948, respectively. In addition this bulletin shows certain minor alterations and corrections in the figures for both population and dwelling units. These changes were made as a result of data gathered during special federal censuses made in many cities of Los Angeles County since 1940.

Those readers who follow the figures given in these bulletins should be careful not to misconstrue the latest totals when compared with past figures. In reality no areas have suffered actual losses in population although the growths may have slowed down slightly in many statistical areas. The apparent loss in a few districts as well as a slowing down in population growth is an adjustment based on new information and not because of an actual loss or marked decrease in the growth.

So much has been said recently about the large in-migration of people to Los Angeles County that one often forgets that a great deal of the increased growth has been due to natural causes. The following table shows the effect of the war on the natural increase in population.

GROWTH OF POPULATION IN LOS ANGELES COUNTY DUE TO NATURAL CAUSES

(All rates based on 1000 population)

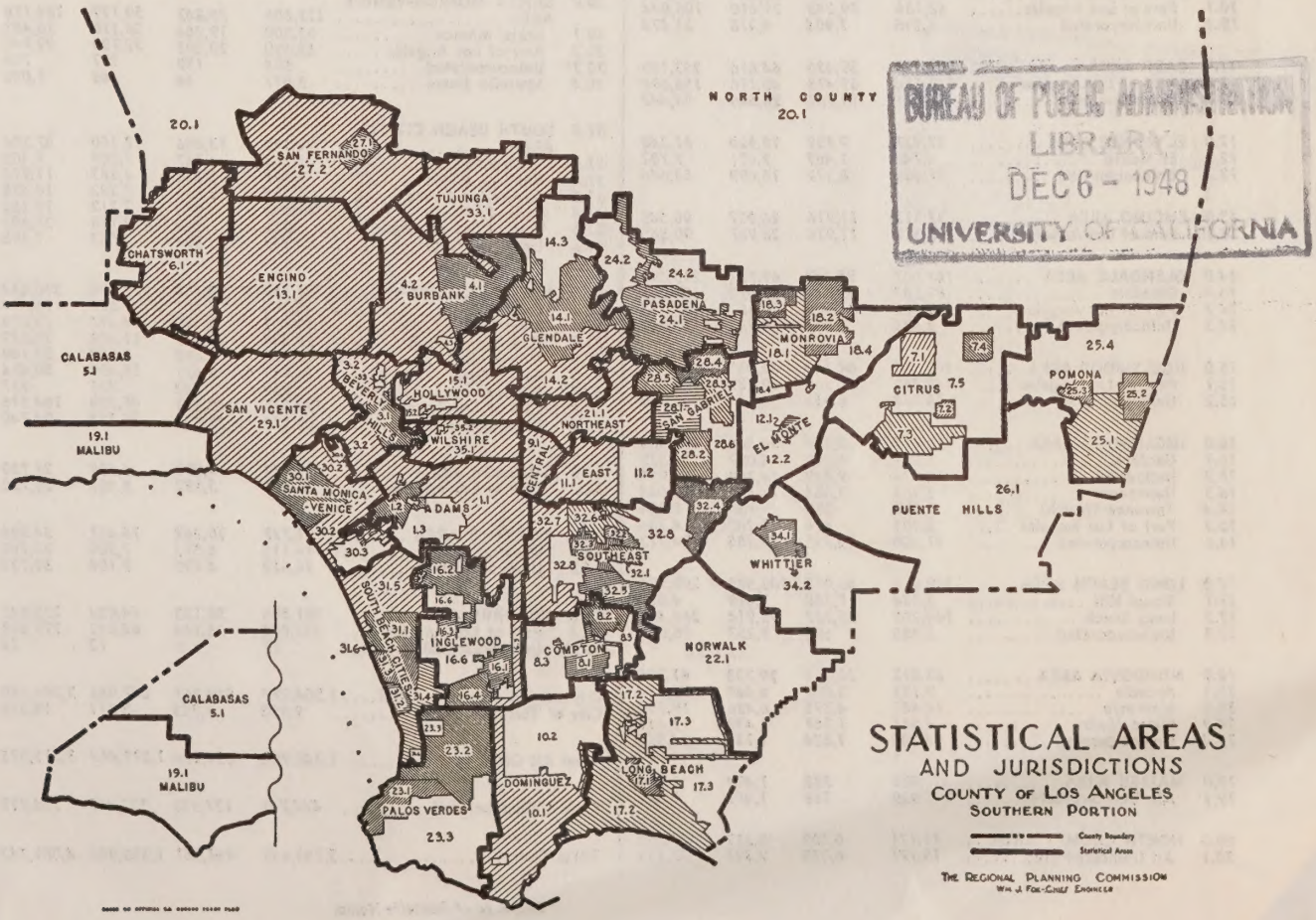
Year	Total Births (1)	Annual Birth Rate	Total Deaths (1)	Annual Death Rate	Natural Increase (1)	Rates of Natural Increase
1940	42,962	15.25	30,932	10.98	12,030	4.27
1941	48,959	16.58	32,076	10.86	16,883	5.72
1942	61,833	19.86	32,967	10.59	28,866	9.27
1943	67,120	20.73	34,721	10.72	32,399	10.01
1944	65,933	19.82	36,138	10.87	29,795	8.96
1945	67,225	19.75	36,738	10.79	30,487	8.96
1946	79,751	22.50	37,601	10.61	42,150	11.89
1947	90,590	23.84	38,512	10.14	52,078	13.71
1948 (2)	56,844	.....	25,841	.....	31,003	.....

NOTE: (1) Still births are not included in totals.
(2) In 1948 the totals are for 8 months.

The first eight months of 1948 had 56,844 births and 25,841 deaths, a natural increase of 31,003, compared to 59,698 births and 25,257 deaths, a natural increase of 34,441 in the corresponding period of 1947. It is evident that we have passed the peak in the birth rate and it will probably decrease gradually over a period of time unless we have an increased marriage rate due to the threat of armed conflict. This decrease in the birth rate will be reflected as a reduction in the natural increase and will undoubtedly reduce total growth in the future.

Of the total population growth in the county between April 1, 1940 and September 1, 1948, about 21.3% has been due to a natural increase while the remainder (78.7% of the total) was because of in-migration.

Many inquiries have been made as to how this bulletin may be obtained. Beginning with this issue it will be possible to place a few additional names on our mailing list. Address requests for the quarterly bulletin of "Population and Dwelling Units" to Los Angeles County Regional Planning Commission, 205 South Broadway, Los Angeles 12. So that we may better plan the subject matter of future bulletins, we ask that a short statement of how you expect to use the bulletin be included in all requests.



BUREAU OF PUBLIC ADMINISTRATION
LIBRARY
DEC 6 - 1948
UNIVERSITY OF CALIFORNIA

5592
LTa.po
no.28

THE REGIONAL PLANNING COMMISSION—COUNTY OF LOS ANGELES
205 South Broadway, Los Angeles, California
Arthur H. Adams, Director of Planning

POPULATION AND DWELLING UNITS

Item No.	Statistical Area and Jurisdiction	Population Apr. 1940	Dwelling Units Apr. 1940	Dwelling Units July, 1948	Estimated Population Oct., 1948
1.0	ADAMS AREA	333,560	116,365	136,245	408,955
1.1	Part of Los Angeles	317,868	111,183	126,524	378,856
1.2	Culver City	8,976	2,948	5,660	17,620
1.3	Unincorporated	6,716	2,234	4,061	12,479
2.0	AVALON AREA	1,933	2,875	2,929	2,262
2.1	Avalon	1,637	2,688	2,727	2,032
2.2	Unincorporated	296	187	202	230
3.0	BEVERLY HILLS AREA	50,653	17,994	24,835	71,232
3.1	Beverly Hills	26,823	9,328	10,991	29,758
3.2	Part of Los Angeles	23,818	8,662	13,840	41,462
3.3	Unincorporated	12	4	4	12
4.0	BURBANK AREA	77,516	25,589	55,762	180,628
4.1	Burbank	34,337	11,130	24,322	77,826
4.2	Part of Los Angeles	43,168	14,455	31,429	102,772
4.3	Unincorporated	11	4	11	30
5.0	CALABASAS AREA	2,041	1,695	2,081	3,710
5.1	All Unincorporated	2,041	1,695	2,081	3,710
6.0	CHATSWORTH AREA	7,488	2,446	4,555	14,924
6.1	Part of Los Angeles	7,488	2,446	4,555	14,924
7.0	CITRUS AREA	22,475	7,107	12,662	40,216
7.1	Azusa	5,209	1,476	2,825	9,673
7.2	Covina	3,049	1,160	1,384	3,753
7.3	West Covina	1,072	392	1,020	3,161
7.4	Glendora	2,822	996	1,208	3,583
7.5	Unincorporated	10,323	3,083	6,225	20,046
8.0	COMPTON AREA	48,679	14,792	33,150	110,388
8.1	Compton	16,198	5,118	12,513	40,193
8.2	Lynwood	10,982	3,418	7,405	24,294
8.3	Unincorporated	21,499	6,256	13,232	45,901
9.0	CENTRAL AREA	133,351	58,374	53,508	148,174
9.1	Part of Los Angeles	133,351	58,374	53,508	148,174
10.0	DOMINGUEZ AREA	68,732	21,147	35,828	126,918
10.1	Part of Los Angeles	62,136	19,243	29,610	105,044
10.2	Unincorporated	6,596	1,904	6,218	21,874
11.0	EAST AREA	209,125	59,426	64,816	253,140
11.1	Part of Los Angeles	137,584	39,473	40,176	158,698
11.2	Unincorporated	71,541	19,953	24,640	94,442
12.0	EL MONTE AREA	32,431	9,839	18,520	61,348
12.1	El Monte	4,746	1,467	2,421	7,702
12.2	Unincorporated	27,685	8,372	16,099	53,646
13.0	ENCINO AREA	37,312	11,916	26,937	90,545
13.1	Part of Los Angeles	37,312	11,916	26,937	90,545
14.0	GLENDALE AREA	161,607	54,407	69,501	210,692
14.1	Glendale	82,582	27,487	33,972	104,278
14.2	Part of Los Angeles	70,500	24,083	29,607	88,455
14.3	Unincorporated	8,525	2,837	5,922	17,959
15.0	HOLLYWOOD AREA	162,340	64,139	69,635	184,464
15.1	Part of Los Angeles	142,262	56,107	60,722	160,859
15.2	Unincorporated	20,078	8,032	8,913	23,605
16.0	INGLEWOOD AREA	78,785	25,266	48,548	155,506
16.1	Gardena	5,909	1,808	4,069	13,529
16.2	Inglewood	30,114	9,819	14,788	44,951
16.3	Hawthorne	8,263	2,582	4,521	15,034
16.4	Torrance (North)	1,090	286	730	2,874
16.5	Part of Los Angeles	2,103	616	1,285	4,346
16.6	Unincorporated	31,306	10,155	23,155	74,772
17.0	LONG BEACH AREA	169,513	66,977	103,595	299,536
17.1	Signal Hill	3,184	1,158	1,429	4,038
17.2	Long Beach	164,271	65,137	93,914	269,408
17.3	Unincorporated	2,058	682	8,252	26,090
18.0	MONROVIA AREA	32,813	11,055	19,733	61,776
18.1	Arcadia	9,122	3,081	6,666	20,524
18.2	Monrovia	12,807	4,373	6,486	19,550
18.3	Sierra Madre	4,581	1,767	2,429	7,142
18.4	Unincorporated	6,303	1,834	4,152	14,560
19.0	MALIBU AREA	929	788	1,402	1,699
19.1	All Unincorporated	929	788	1,402	1,699
20.0	NORTH COUNTY AREA	15,171	6,309	9,331	23,553
20.1	All Unincorporated	15,171	6,309	9,331	23,553
21.0	NORTH EAST AREA	155,682	53,720	54,867	170,386
21.1	Part of Los Angeles	155,682	53,720	54,867	170,386
22.0	NORWALK AREA	45,913	12,119	24,665	91,268
22.1	All Unincorporated	45,913	12,119	24,665	91,268
23.0	PALOS VERDES AREA	16,663	5,280	8,791	28,395
23.1	Palos Verdes Estates	987	318	570	1,826
23.2	Torrance (South)	8,860	2,869	4,841	15,504
23.3	Unincorporated	6,816	2,093	3,380	11,065
24.0	PASADENA AREA	117,617	40,836	49,596	155,867
24.1	Pasadena	81,864	29,156	35,044	110,091
24.2	Unincorporated	35,753	11,680	14,552	45,776
25.0	POMONA AREA	34,639	11,380	15,794	48,182
25.1	Pomona	23,539	7,879	11,101	33,355
25.2	Claremont	3,057	1,099	1,683	4,337
25.3	La Verne	3,092	855	1,141	4,129
25.4	Unincorporated	4,951	1,547	1,869	6,361
26.0	PUENTE HILLS AREA	9,065	2,376	4,038	15,954
26.1	All Unincorporated	9,065	2,376	4,038	15,954
27.0	SAN FERNANDO AREA	21,886	6,028	12,364	46,078
27.1	San Fernando	9,094	2,632	3,501	12,880
27.2	Part of Los Angeles	12,792	3,396	8,863	33,198
28.0	SAN GABRIEL AREA	100,448	32,764	47,348	149,245
28.1	Alhambra	38,935	13,310	16,878	51,381
28.2	Monterey Park	8,531	2,808	5,262	16,194
28.3	San Gabriel	11,867	3,524	5,850	19,986
28.4	San Marino	8,175	2,311	3,320	11,417
28.5	South Pasadena	14,356	5,036	5,989	17,713
28.6	Unincorporated	18,584	5,775	10,049	32,554
29.0	SAN VICENTE AREA	7,737	2,478	4,295	15,165
29.1	Part of Los Angeles	7,737	2,478	4,295	15,165
30.0	SANTA MONICA-VENICE AREA	117,801	39,847	59,129	184,178
30.1	Santa Monica	53,500	19,464	26,170	76,403
30.2	Part of Los Angeles	58,690	20,208	32,736	99,940
30.3*	Unincorporated	594	139	177	739
30.4	Sawtelle Home	5,017	36	46	7,096
31.0	SOUTH BEACH CITIES AREA	32,120	13,086	28,160	87,206
31.1	El Segundo	3,738	1,187	2,209	7,305
31.2	Hermosa Beach	7,197	3,384	4,283	11,990
31.3	Manhattan Beach	6,398	2,836	5,293	14,458
31.4	Redondo Beach	13,092	4,914	7,712	23,363
31.5	Part of Los Angeles	946	394	8,110	28,692
31.6	Unincorporated	749	371	553	1,398
32.0	SOUTH EAST AREA	284,564	90,734	119,026	390,684
32.1	Bell	11,264	3,501	5,007	15,594
32.2	Maywood	10,731	3,540	4,417	13,674
32.3	Huntington Park	28,648	10,045	11,400	30,629
32.4	Montebello	8,016	2,432	6,100	20,100
32.5	South Gate	26,945	8,471	15,509	50,474
32.6	Vernon	850	242	255	957
32.7	Part of Los Angeles	128,531	40,371	47,200	164,516
32.8	Unincorporated	69,579	22,132	29,138	94,740
33.0	TUJUNGA AREA	11,241	3,992	8,809	26,730
33.1	Part of Los Angeles	11,241	3,992	8,809	26,730
34.0	WHITTIER AREA	32,727	10,242	16,477	54,896
34.1	Whittier	16,115	5,513	7,369	21,762
34.2	Unincorporated	16,612	4,729	9,108	33,134
35.0	WILSHIRE AREA	151,086	58,153	64,024	175,842
35.1	Part of Los Angeles	151,068	58,144	64,012	175,818
35.2	Unincorporated	18	9	12	24
	City of Los Angeles—Total	1,504,277	529,261	647,085	2,008,580
	City of Torrance—Total	9,950	3,155	5,571	18,378
	Total All Cities	2,340,902	824,206	1,079,469	3,315,025
	Total Unincorporated	444,741	137,335	231,487	774,717
	Total County	2,785,643	961,541	1,310,956	4,089,742

*Exclusive of Sawtelle Home.

The County population will reach an estimated total of 4,039,526 in July, 1948, thus marking another milestone in the rapid growth which this area is experiencing.

Continuing along the lines of Bulletin No. 26, this issue will discuss major changes in the distribution of types of dwelling units built since 1940.

When the percentages of existing multiple units for 1940 and 1948 are compared it will be seen that the greatest increases took place in the Beverly Hills, Burbank, Dominguez, Encino, Inglewood, and Palos Verdes areas. Of this group, it could logically be assumed that the former defense housing localities would undergo a multiple unit percentage reduction when wartime restrictions were removed.

A more detailed study has proven this assumption to be true. Both Palos Verdes and Dominguez erected an even smaller percentage of multiple units between 1946 and 1948 than existed in April, 1940. Compton and Inglewood had post-war decreases, but nevertheless have continued erecting multiple units at a rate about twice that of the percentages found in 1940. Beverly Hills, Burbank, and Encino have, on the contrary, during the post-war era, substantially increased their multiple unit ratios indicating a spread of the Hollywood and Wilshire characteristic into nearby localities.

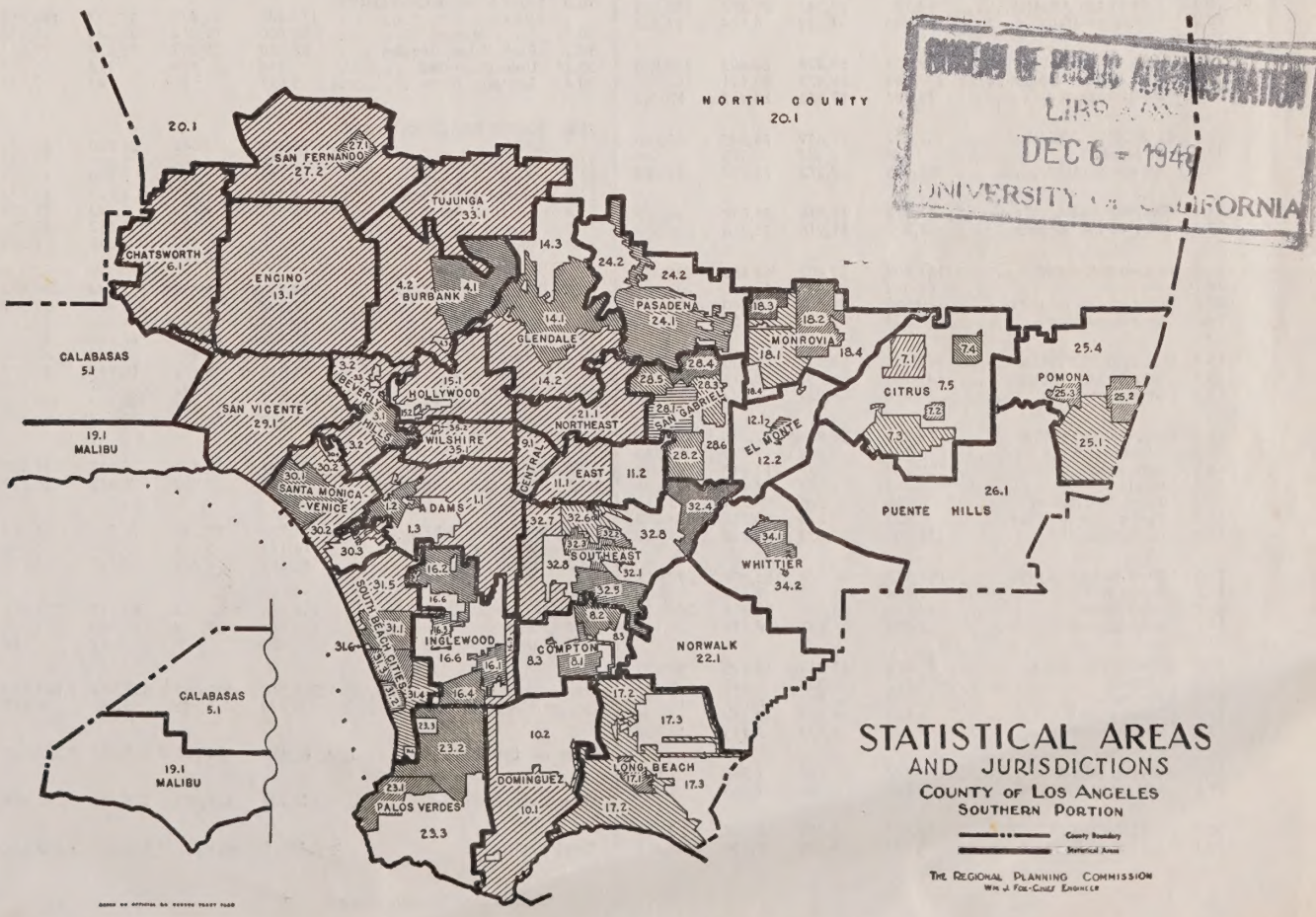
In the single-family unit class the eight-year period found the greatest percentage increases taking place in South Beach, San Fernando, Pomona, and Whittier, all areas with a large amount of vacant land. Because of location, physical attractiveness, cheaper land costs, lack of congestion, etc., these sections are desirable for single-family dwellings. This should not be construed as meaning that these areas were the only ones with a large ratio of single dwellings being erected, because other sections such as Calabasas, Chatsworth, Citrus, El Monte, North County, Norwalk, Puente Hills, Tujunga, and Los Angeles City have either increased or maintained their already high pre-war ratios. Still other localities, as Dominguez and Palos Verdes, have in the post-war period shown large percentage increases in single dwellings.

The County as a whole since 1940 has increased and is continuing to increase its percentage of single-family units at the expense of both duplex and multiple types. In April, 1940, 63.06% of all existing dwellings were single-family while since April, 1946, 82.36% of units constructed were in this group indicating a county trend towards single dwelling units.

PERCENTAGE DISTRIBUTION OF EXISTING DWELLING UNITS BY TYPES

(Data is for April 1st of Years Shown)

Statistical Area	Single Family		Duplex		Multiple		Others	
	1940 %	1948 %	1940 %	1948 %	1940 %	1948 %	1940 %	1948 %
Adams	59.60	59.45	15.29	14.42	24.74	25.64	0.37	0.49
Avalon	58.89	59.00	10.78	10.66	29.84	29.83	0.49	0.51
Beverly Hills	60.68	54.54	9.73	8.41	29.21	36.53	0.39	0.52
Burbank	87.58	81.83	5.20	5.30	6.06	12.05	1.16	0.81
Calabasas	94.16	93.69	0.59	0.78	3.19	3.33	2.06	2.20
Chatsworth	91.01	92.63	5.07	3.73	3.03	2.88	0.90	0.76
Citrus	89.28	91.89	4.39	3.09	5.68	4.44	0.65	0.59
Compton	89.12	86.22	4.64	4.73	4.59	8.11	1.66	0.94
Central	11.60	14.21	5.87	5.76	82.10	79.55	0.42	0.48
Dominguez	66.94	61.96	12.88	9.34	19.57	28.24	0.61	0.46
East	60.11	60.01	14.20	13.67	25.19	25.76	0.50	0.57
El Monte	93.57	94.14	2.26	2.32	3.32	2.80	0.85	0.75
Encino	91.22	87.08	4.18	3.96	3.16	7.88	1.44	1.09
Glendale	76.23	74.64	9.77	9.43	13.30	15.20	0.69	0.73
Hollywood	39.59	38.82	14.58	14.24	45.46	46.42	0.36	0.52
Inglewood	89.58	86.47	4.60	4.58	4.42	8.08	1.39	0.87
Long Beach	50.31	53.12	11.64	10.41	37.14	35.85	0.91	0.61
Monrovia	90.58	90.06	4.54	4.14	3.95	4.64	0.92	1.15
Malibu	80.46	83.21	8.63	6.31	10.53	8.59	0.38	1.90
North County	93.18	93.71	1.97	1.90	3.65	3.16	1.20	1.23
North East	58.59	58.73	15.01	14.62	25.99	25.23	0.41	1.42
Norwalk	90.62	92.88	3.68	2.73	3.76	3.04	1.94	1.35
Palos Verdes	84.00	80.97	4.96	4.43	10.17	13.87	0.87	0.72
Pasadena	78.19	79.05	7.81	7.38	13.61	13.16	0.39	0.42
Pomona	79.36	83.22	9.56	8.07	10.60	8.31	0.47	0.39
Puente Hills	94.82	95.93	1.18	1.20	2.57	1.78	1.43	1.07
San Fernando	83.33	88.60	6.10	4.30	8.46	5.65	2.11	1.44
San Gabriel	84.56	84.97	6.73	5.75	7.86	8.49	0.86	0.79
San Vicente	88.74	87.82	6.05	4.54	4.80	7.18	0.40	0.45
Santa Monica-Venice	65.42	65.37	10.92	9.89	22.69	23.94	0.95	0.79
South Beach	76.31	82.05	11.87	9.55	11.19	7.77	0.62	0.62
South East	78.56	77.59	10.00	9.63	10.45	11.84	0.98	0.93
Tujunga	92.84	91.98	3.66	3.26	2.63	4.08	0.87	0.67
Whittier	84.11	88.21	6.17	4.61	8.52	6.22	1.19	0.95
Wilshire	30.05	28.10	14.00	13.13	55.82	58.50	0.12	0.27
City of Los Angeles	53.21	55.95	12.36	11.19	33.98	32.24	0.46	0.62
All Incorporated Cities	59.25	61.46	11.30	10.21	28.88	27.71	0.56	0.62
All Unincorporated Areas	85.94	87.08	6.14	5.21	6.45	6.56	1.46	1.15
Los Angeles County	63.06	65.96	10.57	9.33	25.68	23.99	0.68	0.72



BUREAU OF PUBLIC ADMINISTRATION
LIBRARY
DEC 6 - 1948
UNIVERSITY OF CALIFORNIA

HB596 L7 Cr. po no. 27 Apr. 1948
County planning
Los Angeles county

THE REGIONAL PLANNING COMMISSION—COUNTY OF LOS ANGELES

205 South Broadway, Los Angeles, California
Wm. J. Fox, Chief Engineer

HB 851 L.A. county
H07293
HA35: Housing

POPULATION AND DWELLING UNITS

Item No.	Statistical Area and Jurisdiction	Population Apr. 1940	Dwelling Units Apr. 1940	Dwelling Units Apr., 1948	Estimated Population July, 1948
1.0	ADAMS AREA	333,560	116,365	134,282	404,127
1.1	Part of Los Angeles	317,868	111,183	124,551	373,284
1.2	Culver City	8,976	2,948	5,510	17,723
1.3	Unincorporated	6,716	2,234	4,221	13,120
2.0	AVALON AREA	1,933	2,875	2,928	2,262
2.1	Avalon	1,637	2,688	2,726	2,032
2.2	Unincorporated	296	187	202	230
3.0	BEVERLY HILLS AREA	50,653	17,994	24,342	70,192
3.1	Beverly Hills	26,823	9,328	10,863	29,499
3.2	Part of Los Angeles	23,818	8,662	13,475	40,681
3.3	Unincorporated	12	4	4	12
4.0	BURBANK AREA	77,516	25,589	53,599	177,201
4.1	Burbank	34,337	11,130	22,940	76,681
4.2	Part of Los Angeles	43,168	14,455	30,648	100,490
4.3	Unincorporated	11	4	11	30
5.0	CALABASAS AREA	2,041	1,695	2,054	3,702
5.1	All Unincorporated	2,041	1,695	2,054	3,702
6.0	CHATSWORTH AREA	7,488	2,446	4,389	14,553
6.1	Part of Los Angeles	7,488	2,446	4,389	14,553
7.0	CITRUS AREA	22,475	7,107	12,419	39,396
7.1	Azusa	5,209	1,476	2,814	9,446
7.2	Covina	3,049	1,160	1,372	3,735
7.3	West Covina	1,072	392	1,008	3,014
7.4	Glendora	2,822	996	1,174	3,497
7.5	Unincorporated	10,323	3,083	6,051	19,704
8.0	COMPTON AREA	48,679	14,792	32,133	108,927
8.1	Compton	16,198	5,118	11,954	39,384
8.2	Lynwood	10,982	3,418	7,098	23,668
8.3	Unincorporated	21,499	6,256	13,081	45,875
9.0	CENTRAL AREA	133,351	58,374	53,452	149,097
9.1	Part of Los Angeles	133,351	58,374	53,452	149,097
10.0	DOMINGUEZ AREA	68,732	21,147	35,441	126,484
10.1	Part of Los Angeles	62,136	19,243	29,297	104,622
10.2	Unincorporated	6,596	1,904	6,144	21,862
11.0	EAST AREA	209,125	59,426	64,602	249,898
11.1	Part of Los Angeles	137,584	39,473	40,131	160,735
11.2	Unincorporated	71,541	19,953	24,471	89,163
12.0	EL MONTE AREA	32,431	9,839	18,046	60,566
12.1	El Monte	4,746	1,467	2,322	7,580
12.2	Unincorporated	27,685	8,372	15,724	52,986
13.0	ENCINO AREA	37,312	11,916	25,058	84,631
13.1	Part of Los Angeles	37,312	11,916	25,058	84,631
14.0	GLENDALE AREA	161,607	54,407	68,565	208,462
14.1	Glendale	82,582	27,487	33,566	103,075
14.2	Part of Los Angeles	70,500	24,083	29,340	87,931
14.3	Unincorporated	8,525	2,837	5,659	17,456
15.0	HOLLYWOOD AREA	162,340	64,139	69,320	184,224
15.1	Part of Los Angeles	142,262	56,107	60,476	160,534
15.2	Unincorporated	20,078	8,032	8,844	23,690
16.0	INGLEWOOD AREA	78,785	25,266	47,456	152,045
16.1	Gardena	5,909	1,808	3,770	12,719
16.2	Inglewood	30,114	9,819	14,919	44,428
16.3	Hawthorne	8,263	2,582	4,411	14,823
16.4	Torrance (North)	1,090	286	514	2,033
16.5	Part of Los Angeles	2,103	616	1,262	4,292
16.6	Unincorporated	31,306	10,155	22,580	73,750
17.0	LONG BEACH AREA	169,513	66,977	102,497	297,121
17.1	Signal Hill	3,184	1,158	1,412	4,004
17.2	Long Beach	164,271	65,137	92,856	266,806
17.3	Unincorporated	2,058	682	8,229	26,311
18.0	MONROVIA AREA	32,813	11,055	18,649	59,413
18.1	Arcadia	9,122	3,081	6,325	19,687
18.2	Monrovia	12,807	4,373	6,192	19,151
18.3	Sierra Madre	4,581	1,767	2,317	7,044
18.4	Unincorporated	6,303	1,834	3,815	13,531
19.0	MALIBU AREA	929	788	1,363	1,670
19.1	All Unincorporated	929	788	1,363	1,670
20.0	NORTH COUNTY AREA	15,171	6,309	9,156	23,371
20.1	All Unincorporated	15,171	6,309	9,156	23,371
21.0	NORTH EAST AREA	155,682	53,720	54,732	170,210
21.1	Part of Los Angeles	155,682	53,720	54,732	170,210
22.0	NORWALK AREA	45,913	12,119	24,023	89,896
22.1	All Unincorporated	45,913	12,119	24,023	89,896
23.0	PALOS VERDES AREA	16,663	5,280	8,485	27,601
23.1	Palos Verdes Estates	987	318	526	1,692
23.2	Torrance (South)	8,860	2,869	4,648	14,944
23.3	Unincorporated	6,816	2,093	3,311	10,965
24.0	PASADENA AREA	117,617	40,836	48,981	154,654
24.1	Pasadena	81,864	29,156	34,761	109,557
24.2	Unincorporated	35,753	11,680	14,220	45,097
25.0	POMONA AREA	34,639	11,380	15,246	47,589
25.1	Pomona	23,539	7,879	10,652	32,952
25.2	Claremont	3,057	1,099	1,624	4,202
25.3	La Verne	3,092	855	1,129	4,099
25.4	Unincorporated	4,951	1,547	1,841	6,336
26.0	PUENTE HILLS AREA	9,065	2,376	3,780	15,107
26.1	All Unincorporated	9,065	2,376	3,780	15,107
27.0	SAN FERNANDO AREA	21,886	6,028	11,860	44,525
27.1	San Fernando	9,094	2,632	3,465	12,797
27.2	Part of Los Angeles	12,792	3,396	8,395	31,728
28.0	SAN GABRIEL AREA	100,448	32,764	46,149	147,015
28.1	Alhambra	38,935	13,310	16,509	50,364
28.2	Monterey Park	8,531	2,808	4,837	14,946
28.3	San Gabriel	11,867	3,524	5,756	19,744
28.4	San Marino	8,175	2,311	3,280	12,184
28.5	South Pasadena	14,356	5,036	5,938	17,576
28.6	Unincorporated	18,584	5,775	9,829	32,201
29.0	SAN VICENTE AREA	7,737	2,478	4,098	14,801
29.1	Part of Los Angeles	7,737	2,478	4,098	14,801
30.0	SANTA MONICA-VENICE AREA	117,801	39,847	57,547	180,358
30.1	Santa Monica	53,500	19,464	25,686	75,290
30.2	Part of Los Angeles	58,690	20,208	31,639	97,011
30.3*	Unincorporated	594	139	176	743
30.4	Sawtelle Home	5,017	36	46	7,314
31.0	SOUTH BEACH CITIES AREA	32,120	13,086	26,980	84,745
31.1	El Segundo	3,738	1,187	2,021	7,148
31.2	Hermosa Beach	7,197	3,384	4,220	11,861
31.3	Manhattan Beach	6,398	2,836	5,131	14,072
31.4	Redondo Beach	13,092	4,914	7,543	23,009
31.5	Part of Los Angeles	946	394	7,532	27,295
31.6	Unincorporated	749	371	533	1,360
32.0	SOUTH EAST AREA	284,564	90,734	117,646	390,092
32.1	Bell	11,264	3,501	4,893	15,301
32.2	Maywood	10,731	3,540	4,350	13,521
32.3	Huntington Park	28,648	10,045	11,278	30,422
32.4	Montebello	8,016	2,432	6,189	20,236
32.5	South Gate	26,945	8,471	14,963	50,773
32.6	Vernon	850	242	255	961
32.7	Part of Los Angeles	128,531	40,371	46,942	164,279
32.8	Unincorporated	69,579	22,132	28,776	94,599
33.0	TUJUNGA AREA	11,241	3,992	8,612	26,323
33.1	Part of Los Angeles	11,241	3,992	8,612	26,323
34.0	WHITTIER AREA	32,727	10,242	16,044	53,817
34.1	Whittier	16,115	5,513	7,297	21,636
34.2	Unincorporated	16,612	4,729	8,747	32,181
35.0	WILSHIRE AREA	151,086	58,153	63,617	175,451
35.1	Part of Los Angeles	151,068	58,144	63,605	175,427
35.2	Unincorporated	18	9	12	24
	City of Los Angeles—Total	1,504,277	529,261	637,634	1,987,924
	City of Torrance—Total	9,950	3,155	5,162	16,977
	Total All Cities	2,340,902	824,206	1,060,648	3,277,240
	Total Unincorporated	444,741	137,335	226,903	762,286
	Total County	2,785,643	961,541	1,287,551	4,039,526

*Exclusive of Sawtelle Home.

HIST
JS
96
L7cr.po

no.27-29
1948

IGSL

University of California, Berkeley
Institute of Governmental Studies
Library

Quarterly bulletin / Los Angeles
County Regional Planning
Commission.

INSTITUTE OF GOVERNMENTAL STUDIES LIBRARY
109 PHILOSOPHY HALL
UNIVERSITY OF CALIFORNIA
BERKELEY, CA 94720

1948

U.C. BERKELEY LIBRARIES
C123325239

INSTITUTE OF GOVERNMENTAL STUDIES LIBRARY
109 PHILOSOPHY HALL
UNIVERSITY OF CALIFORNIA
BERKELEY, CA 94720